

**Appendix C Application**

**APPLICATION—CITY PLAN BOARD**  
**Planning & Development Services**

**OFFICE USE ONLY**

Petition No. PB-15-21 ZON Fee: \$ 3076.00  
 1<sup>st</sup> Step Mtg Date: \_\_\_\_\_ EZ Fee: \$ \_\_\_\_\_  
 Tax Map No. \_\_\_\_\_ Receipt No. \_\_\_\_\_  
 Account No. 001-660-6680-3401   
 Account No. 001-660-6680-1124 (Enterprise Zone) [ ]  
 Account No. 001-660-6680-1125 (Enterprise Zone Credit [ ]

**Owner(s) of Record (please print)**

Name: John Wernery  
 Address: 600 SW 23 PLACE  
GAINESVILLE, FL. 32601  
 Phone: 305-222-3223 Fax: \_\_\_\_\_  
 (Additional owners may be listed at end of applic.)

**Applicant(s)/Agent(s), if different**

Name: JOH  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

*Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.*

**REQUEST**

Check applicable request(s) below:

<b>Future Land Use Map</b> [ ]	<b>Zoning Map</b> <input checked="" type="checkbox"/>	<b>Master Flood Control Map</b> [ ]
Present designation: _____	Present designation: <u>OR</u>	<b>Other</b> [ ] Specify: _____
Requested designation: _____	Requested designation: <u>MU-1</u>	

**INFORMATION ON PROPERTY**

1. Street address: 1220 N.W. 39th Avenue  
 2. Map no(s): 3450  
 3. Tax parcel no(s): 08018-000-000  
 4. Size of property: 0.328 acre(s)  
*All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.*

**Certified Cashier's Receipt:**

CK#  
1922

\*\*\*\*\* DUPLICATE \*\*\*\*\*

Date: 1/2/2015 1:12 PM Time: \_\_\_\_\_  
 WS: IC (N/RN): 32 (0077873)  
 License # / Permit \_\_\_\_\_  
 (Other Services-Debit) \_\_\_\_\_  
 001 660 6680 \_\_\_\_\_  
 Check/entered \$6,200.00

\*\*\*\*\* DUPLICATE \*\*\*\*\*

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
  - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
  - c. Must correctly describe the property being submitted for the petition.
  - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: *All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.*)

A. What are the existing surrounding land uses?

North RL (Single Family Residence)

South RM (Apartments)

East O\* RM (VACANT LAND)

West MU-L (stormwater pond)

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO

YES \_\_\_ If yes, please explain why the other properties cannot accommodate the proposed use?

C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets *minimal impact on adjacent dead end street*

Noise and lighting *minimal impact*

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO  YES \_\_\_ (If yes, please explain below)

E. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

NO  YES \_\_\_

b. Property with archaeological resources deemed significant by the State?

NO  YES \_\_\_

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment \_\_\_      *N/A*      Urban Infill \_\_\_  
Activity Center \_\_\_      Urban Fringe \_\_\_  
Strip Commercial \_\_\_      Traditional Neighborhood \_\_\_

Explanation of how the proposed development will contribute to the community.

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

TAX-BASE

H. What impact will the proposed change have on level of service standards?

Roadways

Recreation

Water and Wastewater

Solid Waste

Mass Transit

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO

YES  (please explain)

It's on 39th Avenue

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	John Wernery
Address:	600 SW 23 PL GAINESVILLE FL 32601
Phone:	352-222-3222
Fax:	
Signature:	

Owner of Record	
Name:	Constance M Wernery
Address:	SAME
Phone:	SAME
Fax:	
Signature:	Constance M Wernery

Owner of Record	
Name:	
Address:	
Phone:	
Fax:	
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	
Fax:	
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

John Wernery  
 Owner/Agent Signature  
4/15/14 3/2/15  
 Date

STATE OF FLORIDA  
COUNTY OF Manatee

Sworn to and subscribed before me this 2 day of March 20 15, by (Name)  
John Wernery

Kelly L. Lofland  
Signature - Notary Public

Personally Known OR Produced Identification drivers license (Type)



## Untitled

Mr. Wernery is holding a Neighborhood workshop will be held to discuss a request to rezone a 1/2 acre parcel at 1220 NW 39TH Avenue from OR (OFFICE RESIDENTIAL) to MU-1 (MIXED USED). Mr. Wernery is trying to open a toy store.

DATE: Tuesday, February, 17 2015

TIME: 6 PM

PLACE: 1220 NW 39TH AVE. GAINESVILLE, Florida

Contact: Dan Wernery - 305-310-3271

Not a public hearing. The purpose is to inform neighbors and citizens of the proposal and seek comments.

Included is the list of uses for the Mu-1 designation.

Thank you for your time. :)





cent's death in the context of the Super Bowl," he said.

Oakland, Calif. "We were thinking 'Oh my God, what's happening?'"

playing the famous Ag Christie detective Miss 12 TV episodes.

# The Gainesville Sun

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or fax 338-3131

## PUBLIC NOTICE

A neighborhood workshop will be held to discuss a rezoning to MU-1 (mixed use low intensity, 8-30 units acre) on 1/2 acre lot at 1220 NW 39th Avenue, Gainesville, Florida 32609. This is not a public hearing. This is a meeting to inform neighbors of the nature of the proposal and to seek comment.

This meeting will be held, Tuesday, February 17, 2015 at 6 pm at 1220 NW 39th Avenue, GAINESVILLE, FL 32609.

Contact person: Dan Wernery 305-310-3271



TheGainesville

STATE OF FLORIDA  
COUNTY OF ALACHUA

Published Daily and Sunday  
Gainesville, Florida

Before the undersigned authority personally appeared Eryka Rollins

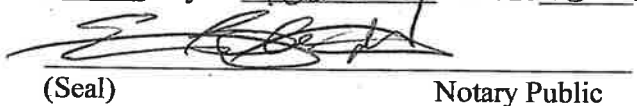
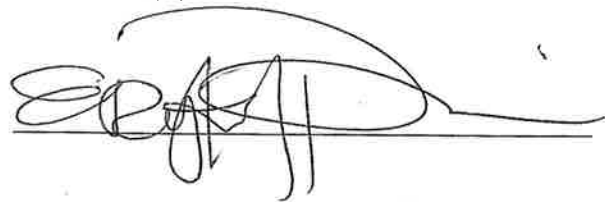
Who on oath says that he/she is Advertising Account Manager of THE  
GAINESVILLE SUN, a daily newspaper published in Gainesville in Alachua County, Florida, that the  
attached copy of advertisement, being a Public Notice

In the matter of A Neighborhood Workshop Will Be Held To Discuss A Rezoning to MU-1 (Mixed Use  
Low Intensity, 8-30 Units Acre) On 1/2 Acre Lot At 1220 NW 39<sup>th</sup> Avenue, Gainesville, Florida 32609

In the 1220 NW 39<sup>th</sup> Ave, Gainesville, Florida 32609, was published in said newspaper in the  
issue of, February 2, 2015.

Affiant further says that THE GAINESVILLE SUN is a newspaper published at Gainesville, in said  
Alachua County, Florida and that the said newspaper has heretofore been continuously published in said  
Alachua County, each day, and has been entered as second class mail matter at the post office in  
Gainesville, in said Alachua County, Florida, for a period of one year next preceding the first publication  
of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any  
person, firm or corporation any discount for publication in said newspaper.

Sworn to and subscribed before me this  
2<sup>ND</sup> Day of February A.D. 2015



(Seal) Notary Public

